
VARIANCE ANALYSIS

February 10, 2016

Prepared by:
COBB COUNTY
PLANNING AND ZONING DIVISIONS

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Cobb County... Expect the Best!

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**COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
FEBRUARY 10, 2016**

CONTINUED CASES

- V-82¹⁵** **PHILLIP WALLACE** (owner) requesting a variance to: 1) allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet in Land Lot 76 of the 18th District. Located on the north side of Francis Circle, west of Garner Road (414 Francis Circle). *(Held by the Board of Zoning Appeals from their May 13, 2015 hearing and continued by the Board of Zoning Appeals from their August 12, 2015 and December 9, 2015 hearings until their May 11, 2016 hearing; therefore will not be considered at this hearing)*
- V-140¹⁵** **EZ 69 RH WINDY HILL, LLC** (owner) requesting a variance to: 1) waive the side setbacks for a sign; and 2) allow a sign closer to the centerline of the roadway than the code permits in Land Lots 851 and 852 of the 17th District. Located on the north side of Windy Hill Road and on the east side of South Park Place, west of Interstate 75 (2055 South Park Place). *(Continued by Staff from the November 11, 2015 Board of Zoning Appeals hearing, continued by the Board of Zoning Appeals from their December 9, 2015 hearing, and continued by staff until the March 9, 2016 hearing; therefore will not be considered at this hearing)*
- V-153¹⁵** **REX D. HOWTON** (owner) requesting a variance to: 1) waive the maximum allowable impervious surface from 35% to 56.14%; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 960 square foot frame bath house with overhang) from the required 100 feet to 18 feet adjacent to the southern property line; and to 50 feet from the rear; and 3) waive the setback for an accessory structure over 650 square feet (proposed approximately 1,400 square foot garage with overhang) from the required 100 feet to six feet adjacent to the northern property line and to 65 feet from the rear in Land Lot 245 of the 20th District. Located on the east side of Valley Reserve, south of Mountain Reserve (1381 Valley Reserve). *(Previously held by the Board of Zoning Appeals until their December 9, 2015 hearing and previously continued by Staff until the February 10, 2016 Board of Zoning Appeals hearing)*

REGULAR CASES – NEW BUSINESS

- V-20** **DEWAYNE D. ALLEN** (DeWayne Allen, owner) requesting a variance to waive the rear setback for an accessory structure under 650 square feet (proposed 210 square foot deck and gazebo) from the required 35 feet to nine feet in Land Lot 61 of the 16th District. Located on the north side of Farm Hill Court, west of Old Farm Court (755 Farm Hill Court).
- V-21** **JEFFERY LAPLANTE** (Jeffery A. Laplante, owner) requesting a variance to: 1) allow an accessory structure (metal frame carport #1) to the front and side of the principal structure; 2) waive the side setback for an accessory structure under 650 square feet (approximately 360 square foot metal frame carport #1) from the required 10 feet to three feet adjacent to the southern property line; 3) waive the required setbacks for an accessory structure over 650 square feet (approximately 750 square foot 2-story frame garage) from the required 100 feet to seven feet adjacent to the southern property line and to 26 feet adjacent to the rear property line; and 4) waive the rear setback for an accessory structure under 650 square feet (approximately 168 square foot wood shed) from the required 35 feet to 19 feet in Land Lot 1292 of the 19th District. Located on the west side of Zanola Drive, north of Lake Circle (5518 Zanola Drive).
- V-22** **LOCKHEED MARTIN CORPORATION** (owner) requesting a variance to: 1) waive the front setback from the required 50 feet to 30 feet for parcels 1 and 2; 2) waive the rear setback from the required 40 feet to 10 feet for parcel 2; and 3) waive the minimum number of parking spaces from 244 spaces to 138 parking spaces for parcel 2 in Land Lots 443, 444, 493 and 494 of the 17th District. Located on the east side of Dixie Avenue, south of George Mcmillan Drive and north of Broad Street.
- V-23** **JASON BROOKS** (owner) requesting a variance to waive the rear setback from the required 30 feet to 20 feet in Land Lot 699 of the 16th District. Located at the southern terminus of Chartley Place, south of Piedmont Glen Court (2158 Chartley Place).

- V-24** **ANDREA LABOUCHERE** (Paul E. Bernard, Andrea Labouchere and Mark Labouchere, owners) requesting a variance to waive the side setback from the required 10 feet to three feet adjacent to the eastern property line in Land Lot 768 of the 17th District. Located on the north side of Valley View Drive, and west of Orchard Road (2331 Valley View Drive).
- V-25** **HAROLD GROFF** (Harold P. Groff, owner) requesting a variance to: 1) Allow an accessory structure (wooden shed) to the front of the principal structure; 2) waive the side setback for an accessory structure under 144 square feet (approximately 120 square foot wooden shed) from the required five feet to three feet adjacent to the western property line; and 3) waive the rear setback from the required 35 feet to 23 feet in Land Lot 143 of the 20th District. Located on the south side of Memorial Parkway, west of Jim Owens Road (3597 Memorial Parkway).
- V-26** **KEN ADAMS** (Kenneth J. Adams, owner) requesting a variance to waive the front setback from the required 30 feet to 27 feet in Land Lot 284 of the 17th District. Located on the south side of Carruth Drive, west of West Atlanta Street (276 Carruth Drive).
- V-27** **STEVEN K. & LINDA M. BEVING** (Steven K. Beving and Linda M. Beving, owners) requesting a variance to: 1) waive the rear setback from the required five feet (previous variance case V-25 of 1989) to four feet; and 2) waive the side setback from the required 10 feet to nine feet adjacent to the southern property line in Land Lot 35 of the 20th District. Located on the east side of Hilltop Drive, north of Awtrey Church Road (4785 Hilltop Drive).
- V-28** **CHARLES H. GARRETT** (Charles H. Garrett and Monica Ashburn Garrett, owners) requesting a variance to allow an accessory structure (shed) to the side of the principal structure in Land Lot 163 of the 20th District. Located on the east side of Owens Point Trail, south of Fayne Terrace (2916 Owens Point Trail).

- V-29** **RACETRAC PETROLEUM** (OWC LTD, owner) requesting a variance to: 1) increase the maximum sign height from 35 feet to 41 feet; 2) allow a 50 foot LED sign in lieu of 32 square foot messaging area; and 3) increase the total sign area from 120 square feet to 150 square feet in Land Lot 753 of the 17th District. Located on the east side of South Cobb Drive, north of Interstate 285 (5191 South Cobb Drive). **WITHDRAWN WITHOUT PREJUDICE**
- V-30** **RACETRAC PETROLEUM** (D I and G, LLC, owner) requesting a variance to: 1) waive the rear setback from the required 30 feet to 15 feet; 2) waive the side setback from the required 20 feet to 15 feet adjacent to the western property line; and 3) waive the minimum lot size from the required 40,000 square feet to 20,000 square feet in Land Lot 157 of the 16th District. Located on the south side of Pine Mill Drive, east of Canton Road (1000 Pine Mill Drive).
- V-31** **JON ERWIN** (MSC NAPLES, LLC, owner) requesting a variance to: 1) waive the front setback from the required 100 feet to 29 feet; and 2) waive the side setback from the required 50 feet to 20 feet adjacent to the western property line in Land Lot 557 of the 16th District. Located on the west side of Sandy Plains Road, at the terminus of Post Oak Tritt Road (2745 Sandy Plains Road). (*CONTINUED BY STAFF*)

HELD CASES

- V-167¹⁵** **KARIN M. PUCKETT** (owner) requesting a variance to: 1) waive the rear setback from the required 40 feet to 15 feet adjacent to the eastern property line; and 2) increase the maximum allowable fence height in front of or to the side of the house in a residential district from six feet to 10 feet in Land Lot 756 of the 16th District. Located on the east side of Spring Circle, east of Bishop Lake Road (4464 Spring Circle). (*Previously held by the Board of Zoning Appeals from their December 9, 2015 hearing until their February 10, 2016 hearing*)

V-18 PARVIZ ABEDI (Parviz Abedi and Zeinab Abedi, owners) requesting a variance to: 1) waive the maximum allowable impervious surface from 35% to 41.08%; and 2) waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot pool house) from the required 35 feet to 20 feet in Land Lot 688 of the 16th District. Located on the west side of Johnson Ferry Road, south of Oak Lane (2247 Johnson Ferry Road). **(Previously held by the Board of Zoning Appeals from their January 13, 2016 hearing)**

The exact description of the property requiring a variance is on file in the office of the Cobb County Zoning Division of the Community Development Department, 1150 Powder Springs Street, Marietta, Georgia 30064 and available for inspection by interested citizens between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Hearing on said petitions will be heard by the Cobb County Board of Zoning Appeals at 1:00 p.m. on the prescribed hearing date in the Board of Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia 30090.

Additionally, if you believe you need any special accommodations in order to attend these public hearings, please contact the County Clerk's Office at 770-528-3307 no later than 48 hours before the date of the above meeting.